APPRAISAL REVIEW SCORECARD

ID#: js-2-22-a

123 Main Street

Palm Coast, FL 32137

Appraised Value



Not Available

Case #.....CaseNumber
Assignment Type.....Not Available
Client.....Wells Fargo Bank, N.A.
Borrower.....Sally Shelss
Legal Owner.....Grahm and Ginger Kraker
Seller is Owner.....NA
Occupancy.....Not Available
For Sale Last 36 Mo?.....NA
PUD | HOA Fees.....No | /yr
Form.....1004D_05

Appraisal is Made.....N/A
Appraised Value.....

Appraiser.....Joe Appraiser
License Expiration.....RD0000 expires 02/05/2016
Signed Date.....10/16/2014
Site Size.....Not Available
Site Value.....N/A

Multiple Parcels.....
Parcel #.....
Flood Hazard Area.....Not Available
Zoning.....Not Available
Highest and Best Use.....No
Design | # of Stories..... | Not Available
Year Built.....Not Available |

Legal Desc.....description

Listing Desc.....
Contract Price.....
Concessions.....NO

Additional Details

Tech Review Complete.....No

Risk Indicators

Accuracy

INSUFFICIENT DATA

Review Results: 95 Rules / 1 Findings

Business	Compliance	Cross-Check	Requirements	Risk
Best Practices	Industry Standards	Data Validation	Letter of Engagement	Areas of Concern
BUS - 1 Findings	CPL - PASS	CRX - PASS	REQ - PASS	RSK - PASS

Review Checklist: 10 Items

- License and E&O (8)
- Other (2)

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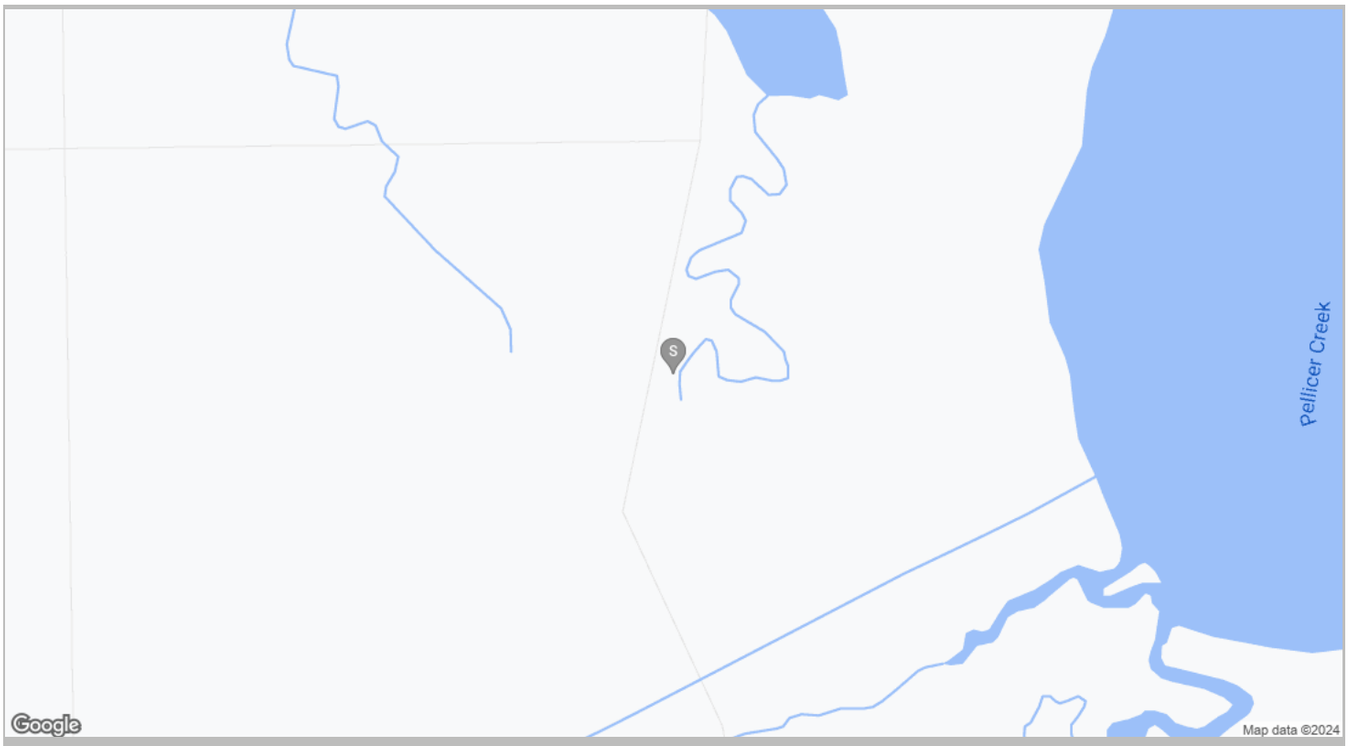
Alternative Sales & Listings

123 Main Street
Palm Coast, FL 32137

Appraised Value

As Of 10/16/2014

SUBJECT SALES COMPS LISTING COMPS POTENTIAL SALES POTENTIAL LISTINGS



#	ADDRESS	PROX. (mi)	SALE/LIST PRICE	SALE/LIST DATE	SITE	GLA (sf)	BD	BA	AGE	CARS
S	123 Main Street Palm Coast FL, 32137	–	–	10/16/2014	–	–	–	–	–	–

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APPRAISAL REVIEW SCORECARD ID#: js-2-22-a

Review Results

123 Main Street
Palm Coast, FL 32137

Appraised Value

As Of 10/16/2014

The Appraisal Review Scorecard includes thousands of rules and quality factors to evaluate the appraisal report. The result is an in-depth appraisal review providing comprehensive due diligence in understandable and actionable terms.

TYPES CF-Confirmation | CM-Completeness | CN-Concern | CR-Correctness | CS-Consistency | CX-Cross Check

IMPORTANCE Ranking 1 lowest to 5 highest

ERRORS FINDINGS: 1

3
CM

Signatures | Appraiser
1004D_05 - APPRAISER - Signature - is blank.

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Review Checklist

123 Main Street
Palm Coast, FL 32137

Appraised Value

As Of 10/16/2014

License and E&O — FINDINGS: 8

3 CM	Signatures | Appraiser CHK - 1004D_05 - CERTIFICATION - Is the Appraiser's signature provided?	
3 CM	Signatures | Appraiser Date Report Signed CHK - 1004D_05 - CERTIFICATION - Is the Date of Signature and Report reasonable based on the Effective Date of the Report?	✔ Approved
3 CM	Signatures | Appraiser Effective Date of Appraisal Update CHK - 1004D_05 - CERTIFICATION - Is the Effective Date of the Appraisal provided?	✔ Approved
3 CM	Signatures | Appraiser State Certification # CHK - 1004D_05 - LICENSE IMAGE - If an image of a License is included does it match the information provided on the Certification page (Joe Appraiser, RD0000)?	
3 CM	Signatures | Appraiser Certification/License State CHK - 1004D_05 - CERTIFICATION - Is the Appraiser's License State a valid 2 character State abbreviation, and does it match the Subject's State?	✔ Approved
3 CM	Signatures | Appraiser Expiration Date of Certification or License CHK - 1004D_05 - CERTIFICATION - Is the Appraiser's License Expiration Date a valid date?	✔ Approved
3 CM	Signatures | Appraiser Expiration Date of Certification or License CHK - 1004D_05 - CERTIFICATION - Is the Expiration Date of License after the Signature Date?	✔ Approved
3 CM	Signatures | Lender/Client Name CHK - 1004D_05 - CERTIFICATION - Does the Lender /Client Name and Address match client information?	

Other — FINDINGS: 2

3 CM	Purpose | Subject Address CHK - 1004D_05 - SUBJECT - Does Subject Property Address match the order and is it USPS verified?	
3 CM	Purpose | Property Rights Appraised: Fee Simple CHK - 1004D_05 - SUBJECT - Is Property Rights Appraised Fee Simple?	✔ Approved

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